

**Amendment No. 2879**  
**LUCG/555**  
**Council Approval: 13 June 1977**

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family apartment development only.

Development Guidelines

R-4 (General Residential) District development guidelines shall apply unless otherwise noted below.

1. Maximum residential density shall be in the order of 75 p.p.a.
2. Minimum off-street parking to be provided shall be 125%.
3. A 20 foot pedestrian access easement shall be provided running east-west through the site to facilitate access to the recreational lands to the east from the future school or residential development to the west.
4. Prior to the release of a development permit, and at no cost to the City of Calgary, the developer shall dedicate to the City the 37 foot by-lawed setback along the north side of Southland Drive, and the 72 by 100 foot stub collector off Southland Drive at the southeast corner of the site. (Note: the stub collector will be the only permitted access point to Southland Drive for this development.
5. The entire easterly property line shall be fenced save and except for a pedestrian-only gateway which shall align with the above required pedestrian easement.
6. A landscaped buffer strip of from 10 to 15 feet in width shall be provided along the easterly property line.
7. Comprehensive development plans which include site layout, building types, exterior finish, access and parking, and a detailed landscaping plan shall subsequently be approved by the Calgary Planning Commission prior to the approval of a development permit.